



Forest Meadows Homeowners Association



April 2010 Newsletter

Friendly Reminders Help Build and Sustain the Community!



Violations Update Since October 2009 35 postcards as well as second and final notices bearing fines have gone out to homeowners in violation. The violations included trash cans left out, snow removal not being completed in a timely manner, vehicle storage, outside storage or trash, dead plant material, trailer or camper on lot or in street, landscape maintenance, fence maintenance and holiday lights and décor left up too long. Per the contract, Management only inspects the community for Covenant Violations *once per month* until April so please email Jennifer with any violations you may notice that are not being corrected in a timely matter. The Board is not unreasonable with violation enforcement but please open the lines of communication if something is preventing or detaining you from correcting a situation, and it will be taken into consideration. Valid circumstances examples are illness, financial, military deployment, new baby, family member, etc. The Board may ask the homeowner to provide validity of such matter if a variance or extension is requested.

Trash Can Concern! Trash cans must be stored out of sight and brought out on the pick up day and returned to “out of sight” by that same evening. You can be fined for this!

Pet Politeness Please! As always be courteous of your fellow neighbors with respect to your animals regarding noise and waste removal and they will follow suit! It’s human nature!



Landscape Plans are Due!

As a friendly reminder, your complete Lot must be landscaped within 6 months of the purchase date. In the meantime, effective erosion controls are important techniques in preventing soil loss. Erect a silt fence to keep your dirt from washing into your neighbors yard. It'll help you when it's time to landscape and go a long way in keeping nice feelings in the neighborhood.



Submitting a Landscape Plan

1. Draw a picture of what you plan to do, showing grass, mulch, rocks, trees and shrubs.
2. You can mail your plan to Diversified Property Management PO Box 62218, Colorado Springs, CO 80962 or fax to 719-578-9140.
3. All plans are reviewed by the Architectural committee or Board of Directors.
4. A written response of the committee’s decision will be mailed to you.



If you have questions regarding the submittal process, you can review the guidelines on our website under the governing documents section or call the property manager at 314-4506.

Simple Math

“The respect you have for your home, neighbors and community reflects in the success of the HOA. This individual effort leads to an overall better looking community, which promotes sales, which means the community will be full, finished and built out sooner. This equals higher property values for you!

Apathy or lack of care or interest in your community and neighbors leads to non interest in the value behind the HOA which leads to disrespect for property and concept of community which equals lower property values, sales, and overall sluggish growth of the sub-division.” Your choice!



Forest Meadows Operation Soldier Savior Committee Call

The Board would like to organize a Committee to help our military homeowners keep up with outside maintenance of their home such as snow removal, lawn care, etc while one or more family member is serving their country! Danielle Sandoval has graciously volunteered to chair the committee. She is in need of many more volunteers to help coordinate and participate in this effort! Please email Danielle at danielle_sandoval@yahoo.com or call her at 719-358-7662 if you would like to join this committee or have any questions regarding the commitment. Thank you!

Spring Garden Flower Tips

The quintessential spring garden flowers are, of course, daffodils. Their beautiful yellow blooms beckon even the most winter weary to come outside and have a look around.

Snowdrops and crocuses bloom before and after daffodils, respectively. Tulips, the ones everybody waits for, come around a little later. All these flowers are in the lily family, which is known for being hardy as well as beautiful.



If roses are your passion, there are some types that will bloom rather early. Marigold and old blush china roses are lovely spring flowers and don't mind popping by before the rest of their family shows up. March marigold, clematis, and a few magnolias are also excellent spring garden flowers and can provide some interesting textures to your pre-summer plots.

The Essentials of Due Process



Inevitably, from time to time, community rules are broken. When this happens, the association informs residents about the problem and follows what is known as due process procedure.

Simply stated, this means that the association always notifies residents of alleged violations before taking any action. We send written notice describing the possible rule violation and ask the residents to correct the problem voluntarily by a specific date. These notices also explain any action the association may take if the violation isn't corrected.

The association understands that things aren't always as they seem. So, any time we send notices to residents, the board wants to hear the resident's point of

view. We can arrange for residents to meet with the board before imposing any type of penalty. In fact, imposing penalties isn't the goal at all! It's more important that residents comply with the association rules for the good of everyone in the community. These meetings give residents and the board an opportunity to discuss rule violations informally and arrive at a solution.

After they've had a chance to talk to a resident about a rule violation, board members will discuss the situation among themselves and make a decision. Residents generally receive the board's decision in writing in about 10 business days. For those who may disagree with the decision, the association has an appeal process.

Community Night at the Sky Sox!



To show our appreciation, Diversified is sponsoring **Community Night**, a night of baseball, fireworks & fun! Members of our HOA communities can purchase discounted tickets through Diversified.

And, kids 14 & younger can enter a drawing to throw out the first pitch!!

Sky Sox Game

August 27th, 7:00PM

\$5 Upper Reserve Tickets (normally \$9)

\$8 Box Seat Tickets (normally \$12)

Contact Diversified to reserve tickets and to find out how to enter the drawing. Deadline is **August 12**.
Call 314-4504 or email us at info@diversifiedprop.com



*Community Night sponsored by
Diversified Property Management*

Your HOA Community Update

Board members: Jim Hamel, Jim Morley,
Danielle Sandoval

Dues: \$31.25 quarterly

Total homeowners: 157